

Planning Report

Thursday, January 7, 2016

Dublin Service Center PUD - Expansion

Case Summary

Agenda Item	5
Case Number	15-125AFDP
Proposal	A two-story addition to the rear the Dublin Service Center building located on the south side of Shier Rings Road, between Eiterman Road and Avery-Muirfield Drive.
Request	Amended Final Development Plan Review and approval of an amended final development plan under the Planned District provisions of Zoning Code Section 153.050.
Site Location	6555 Shier Rings Road Southeast corner of the intersection with Baronscourt Way.
Applicant	Megan O'Callaghan, Director of Public Works and Brian Ashford, Facilities Manager, City of Dublin; represented by Mark Larrimer, Moody Nolan.
Case Manager	Tammy Noble, Senior Planner (614) 410-4649 tnoble@dublin.oh.us
Planning Recommendation	<u>Approval of a Minor Text Amendment</u> In Planning's analysis, the proposed minor modification to the development text will allow the applicant to continue to expand and meet the operational needs of the city. The request is to modify the development text to: <i>Increase the density permitted by the development text and allow 3,081 square feet of additional gross floor area.</i> <u>Approval of an Amended Final Development Plan</u> The proposed addition and parking area expansion meets the requirements of development text and is consistent with the surrounding development. Approval is recommended, with six conditions.

Conditions

- 1) That the applicant obtain a Site Permit from the City of Dublin Division of Building Standards for the future parking area expansion prior to construction and meet all applicable landscaping requirements and zoning requirements;
- 2) That the proposed plans be revised to indicate the proposed parking spaces meet the minimum zoning requirements for width and length;
- 3) That the applicant provide a pedestrian crosswalk or demarcation between the proposed parking area and the existing sidewalk to ensure safe and visible pedestrian crossing;
- 4) That an exterior door be included on the construction drawings prior to the submission of a building permit;
- 5) That the small patio area along the eastern elevation of the building be eliminated and the plans be updated to reflect which of the two rear patios shown were selected with the building permit submission, and;
- 6) That the applicant ensures all landscape, lighting and stormwater requirements are met with the building permit submission.



City of Dublin

15-125AFDP
Amended Final Development Plan
Dublin Service Center
6555 Shier Rings Road

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Feet



Facts	
Site Area	16.255 acres
Zoning	PUD, Dublin Service Center Planned Unit Development
Surrounding Zoning And Uses	<p>North: ID-1, Research Office District and vacant</p> <p>East: TF, Technology Flex District and contains the City of Dublin school bus depot</p> <p>South: PLR, Planning Low Density Residential District and contains single-family homes located in the Ballantrae subdivision</p> <p>West: PLR, Planning Low Density Residential District and contains single-family homes located in the Ballantrae subdivision</p>
Site Features	<ul style="list-style-type: none"> • 44,731-square-foot municipal service facility. • Public and employee parking in front of the building along Shier Rings Road. • Service vehicles and equipment parking at the rear of the site, accessed from a service drive along the east side of the building. • Retention pond along the Shier Rings Road frontage. • A line of trees run along the west and south property lines to buffer the adjacent residential development from the site.
Background	<p>December 12, 2011 City Council approved a rezoning to a PUD, Planned Unit Development District for the City of Dublin Service Center.</p> <p>November 3, 2011 The Planning and Zoning Commission approved a rezoning, preliminary development plan and a final development plan for additional stormwater features and a 39-space parking area to the east of the site. A portion of the parking area was constructed of pervious pavement that promotes sustainable development and new stormwater features includes a two rain gardens and two bioswales.</p> <p>July 17, 2003 The Planning and Zoning Commission approved a revised development plan for a six-foot tall, wooden board-on-board privacy fence along the south boundary of the site.</p> <p>January 16, 2000 The Dublin Service Center Planned Commerce Development rezoning application was approved.</p>

Details	Amended Final Development Plan
Overview	<p>The proposal is for a two-story, 13,600-square-foot addition to the southeast corner of the existing building and a new parking area located east of the building addition. The proposed addition and parking spaces will allow the relocation of city staff to the Service Center.</p>
Site Layout	<p>The site contains the existing u-shaped Service Center building located in the northern portion of the site, with parking located north and east of the building and service functions to the rear. Two access points exist to the site: One from Shier Rings Road that runs parallel to the eastern property line and provides access to the parking and service areas, and a second located at the southeast corner of the site that connects through the Dublin City School transportation site.</p> <p>The proposed building addition is located at the southwest corner of the existing building. The proposal also includes the expansion of the existing parking area along the eastern property line. The minimum building and parking setback requirements are met for the proposal.</p>
Parking	<p>The approved development text requires 3.5 parking spaces per 1000 square feet of building, which requires 14 additional parking spaces for the proposed addition. The existing parking area located along the eastern property line, adjacent to the building will be expanded to include 23 new parking spaces. Seven parking spaces will be relocated to the southern end of the proposed parking lot expansion area. The proposed parking area will be required to meet all the minimum zoning requirements for width and length for parking spaces.</p> <p>The proposal also includes a future parking expansion area to the south of the proposed parking area. The future parking expansion will need to obtain a Site Permit from the City of Dublin Division of Building Standards prior to construction and meet all applicable landscaping requirements and zoning requirements.</p> <p>A sidewalk connection is shown from the parking area to the internal access drive to provide access to the building. This access drive is congested and has consistent traffic traveling to and from the vehicle storage area located to the rear of the building. Planning recommends a pedestrian crosswalk or demarcation occur between the sidewalk for the proposed parking area and the existing sidewalk on the west side of the drive aisle to ensure safe and visible pedestrian crossing.</p>
Outdoor Patio Areas	<p>The proposal also includes a small, 1,350-square-foot concrete patio space to the rear of the building with two possible locations proposed. The appropriate access to the patio from the interior of the building continues to be assessed. Planning requests the final location be determined and shown prior to the submission of a building permit. Additionally, a small patio space is shown on the east wall of the existing building. Planning has reviewed the proposed patio options and</p>

Details	Amended Final Development Plan
	<p>determined the interior patios are more appropriate for outdoor space and recommend the elimination of the small patio space to the east side of the building.</p>
Landscaping and Stormwater	<p>The parking area include an expanded bioretention area in the center with additional plantings. The landscape plan indicates the addition of three Shumard Oaks on the exterior of the parking area, and 57 Artic Fire Red Twig Dogwoods and two Heritage River Birch to the center of the parking area. Additional plantings are indicated on the proposed plans adjacent to the building expansion. The applicant will need to ensure all landscape requirements are met with the building permit submission.</p> <p>The proposed plan shows two bioretention areas that will be constructed as part of the project. The first bioretention area is located west of the proposed addition and is in the "interior" of the rear yard. The other bioretention area is in the center portion of the parking area. These two areas will supplement existing stormwater management features that are currently on site include a large detention area along Shier Rings Road and a smaller area east of the proposed addition. Additional rain gardens and bioswales are also used for stomwater management and were approved in a previous application to the Planning and Zoning Commission. Compliance with the stormwater requirements will be required with the building permit submission.</p>
Architecture and Materials	<p>The approved development text permits split-face masonry block and anodized aluminum. Block color choices include natural, buff, charcoal and terra cotta from the Oberfield's Incorporated palette or equivalent. The proposed building addition consists of split face block in two colors and aluminum curtain wall systems that match the existing building façade.</p>

Details

Amended Final Development Plan



The maximum building height is limited to 28 feet, which is met. The site layout indicates an entry door on the south façade of the addition; however, the architectural renderings do not show this feature. Planning requests the door be shown on the plans at the time of building permit submission.

Details

Minor Text Modifications

Proposal

The development text allows a building density of 3,400 square feet per gross floor area. The site is 16.25 acres, which allows 55,250 square feet of building. The existing building is 44,731 square feet and the addition is 13,600 totaling 58,331 square feet. The proposed deviation from the development text requires a text modification for an additional 3,081 square feet.

Analysis

Minor Text Modifications

Process

Code Section 153.053(E)(2)(b)4 b permits the Commission to approve a modification to the development text and Zoning Code if they determine that all of the required provisions are satisfied. (full text of criteria attached).

The requested modification is to increase the density permitted by the development text to allow 3,081 square feet of additional gross floor area.

Recommendation	Minor Text Modifications
Approval	<p>Based on Planning's analysis, the proposed minor text modification satisfy the review criteria on the following bases and Planning recommends approval of the modification.</p> <p>The proposed modification to the approved development text is minor in nature, does not inappropriately increase density and will allow a municipal building to provide additional office space for its internal operations. The addition is compatible with the existing building and will not be out of character with the site nor the surrounding area.</p>

Analysis	Amended Final Development Plan
Amended Final Development Plan	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.
1. Consistency with the approved preliminary development plan.	<i>Criterion met with Conditions and Minor Text Modification.</i> The proposed amended final development plan meets the criteria of the approved preliminary development plan with the approval of the text modification to increase the permitted density slightly. To ensure proper maneuverability throughout the parking area, Planning recommends the applicant provide the parking space dimensions to ensure they meet minimum requirements. The site layout indicates an entry door on the south façade of the addition; however, the architectural renderings do not show this feature. Planning requests the door be shown on the plans at the time of building permit submission.
2. Traffic and pedestrian safety	<i>Criterion Met with Condition.</i> Planning recommends a designated crosswalk or demarcation be provided between the new parking area and the existing sidewalk, along the east side of the building, to provide a visual cue that ensures safe pedestrian crossing.
3. Adequate public services and open space	Not Applicable.
4. Protection of natural features and resources	Not Applicable.
5. Adequacy of lighting	<i>Criterion met with Condition.</i> The applicant has provided a lighting plan to demonstrate light trespass on adjacent properties and ensure light is efficiently and evenly distributed throughout the parking area. The lighting plan will be required to meet Code to ensure there are not areas of high intensity lighting or the uneven distribution of the light.

Analysis Amended Final Development Plan	
6. Proposed signs are consistent with approved plans	Not applicable
7. Appropriate landscaping to enhance, buffer, and soften the building and site	<i>Criterion met with Conditions.</i> The applicant will need to ensure all landscape requirements are met with the building permit submission. Several patio areas are shown on the proposed plans. Planning recommends the smaller patio area proposed on the east side of the building be eliminated and the plans be updated to reflect which of the two rear patios shown were selected. This information will need to be provided with the building permit submission.
8. Compliant stormwater management	<i>Criterion met.</i> The proposed plan shows two bioretention areas that will be constructed as part of the project. Compliance with the stormwater requirements will be required with the building permit submission.
9. All phases (if applicable) comply with the previous criteria.	<i>Criterion met with Condition.</i> The future parking area expansion obtain a Site Permit with the City of Dublin Division of Building Standards prior to construction and meet all applicable landscaping requirements and zoning requirements.
10. Compliance with all other laws and regulations.	<i>Criterion met:</i> The proposed addition, parking area and outdoor seating area will comply with all local, state and federal requirements.

Recommendation Amended Final Development Plan	
Approval	The proposed addition and parking area expansion meets the requirements of development text and is consistent with the surrounding development. Approval is recommended, with six conditions.
Conditions	<ol style="list-style-type: none"> 1) That the applicant obtain a Site Permit from the City of Dublin Division of Building Standards for the future parking area expansion prior to construction and meet all applicable landscaping requirements and zoning requirements; 2) That the proposed plans be revised to indicate the proposed parking spaces meet the minimum zoning requirements for width and length; 3) That the applicant provide a pedestrian crosswalk or demarcation between the proposed parking area and the existing sidewalk to ensure safe and visible pedestrian crossing; 4) That an exterior door be included on the construction drawings prior to the submission of a building permit; 5) That the small patio area along the eastern elevation of the building be eliminated and the plans be updated to reflect which of the two rear patios shown were selected with the building permit submission, and; 6) That the applicant ensures all landscape, lighting and stormwater requirements are met with the building permit submission.

MINOR DEVELOPMENT TEXT MODIFICATION

Code Section 153.053(E)(2)(b)4 b permits the Commission to approve a modification from the development text and Zoning Code if they determine that all of the following provisions are satisfied.

- (i) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development; and
- (ii) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- (iii) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- (iv) The principles of § 153.052(B) are achieved; and
- (v) The development, as proposed on the amended final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

AMENDED FINAL DEVELOPMENT PLAN

Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;

- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.